



SOUTHCREST MEDICAL PLAZA

STOCKBRIDGE, GA

Property Description

Located in the Atlanta suburb of Stockbridge, Georgia, SouthCrest Medical Plaza consists of approximately 81,000 square feet of gross leaseable area situated on approximately 9.7 acres of land. The property joins four other medical buildings in the Atlanta area owned by Healthcare Trust of America: Northmeadow Medical Center, Gwinnett Professional Center, Yorktown Medical Center and Shakerag Medical Center.

Constructed in 2005 and 2006, SouthCrest Medical Plaza is located within close proximity to two major hospitals - Southern Regional Medical Center and Henry Medical Center.

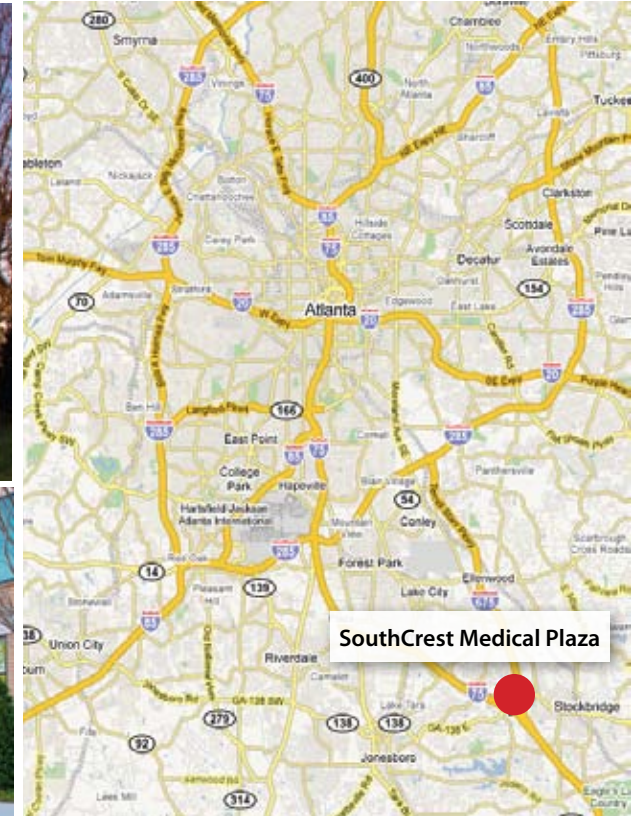
SouthCrest Medical Plaza offers 393 parking spaces for visitors and tenants and offers easy access to Interstates 75 and 675. In addition, the property is in close proximity to various retail outlets, such as Kohl's and Lowe's.



PROPERTY AT A GLANCE

Address	1035 and 1045 Southcrest Drive Stockbridge, GA 30281
Built	2005-2006
Gross Leaseable Area	81,000 Square Feet
% Leased	79%
Acquisition Date	June 2008

SouthCrest Medical Plaza



Location Information

Stockbridge, Georgia is located in Henry County, approximately 20 miles from Atlanta. Founded in 1837, Atlanta is the capital and most populous city in the state of Georgia. In the past decade, Atlanta has experienced unprecedented growth – the official city population remains steady at about 420,000, but the metropolitan population has skyrocketed nearly 40 percent to 5,138,223. With the addition of 890,000 residents since April 1, 2000, the Greater Atlanta area boasts the largest numerical gain of any metropolitan area in the United States during that time. A good measure of growth is the ever-changing downtown skyline, along with skyscrapers constructed in the Midtown, Buckhead, and outer perimeter (fringing I-285) business districts. Atlanta ranks fifth in the number of Fortune 500 companies headquartered in its metropolitan area.

Sources: <http://money.cnn.com/magazines/fortune/fortune500/2008/cities/>